

UNITED STATES BANKRUPTCY COURT
 Certificate of Notice Page 1 of 7
 DISTRICT OF NEW JERSEY

In Re:
 Sabo, Thomas

Case No.: 18-16700
 Chapter: 13
 Judge: MBK

NOTICE OF PROPOSED PRIVATE SALE

Daniel E. Straffi, Jr., Attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on July 27, 2022 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 3419 Quaker Street, Wall, NJ 07719

Proposed Purchaser: Sean M. Pucciarelli and Kerry A. Pucciarelli

Sale price: 850,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Garrick Slavick, Esq. and Stephanie Liskowitz, Realtor

Amount to be paid: 2% of sale price (\$17,000.00 + \$100.00) to realtor and \$2,000.00 for attorney fees

Services rendered: Representation of Thomas Sabo as the Seller of the real property located at 3419 Quaker Street, Wall, NJ 07719

Higher and better offers will be received. They must be in writing and filed with the clerk later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Daniel E. Straffi, Jr., Esq.

Address: 670 Commons Way Toms River, NJ 08755

Telephone No.: 732-341-3800

In re:
Thomas Sabo
Debtor

Case No. 18-16700-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jun 16, 2022

User: admin
Form ID: pdf905

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Total Noticed: 79

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 18, 2022:

Recip ID	Recipient Name and Address
db	Thomas Sabo, 3419 Quaker St, Wall, NJ 07719-4738
517435791	Homeprjvisa, Des Moines, IA 50306
517435799	+ State of NJ Division of Taxation, PO Box 046, Trenton, NJ 08601-0046
517589519	State of New Jersey, Division of Taxation, P.O. Box 245, Trenton, NJ 08695-0245
517435821	Wells Fargo Bank, PO Box 10438, Des Moines, IA 50306-0438
517435822	+ Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013, Fort Mill, SC 29715-7200

TOTAL: 6

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 16 2022 20:39:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jun 16 2022 20:39:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/Text: ally@ebn.phinsolutions.com	Jun 16 2022 20:38:00	Ally Capital, serviced by Ally Servicing LLC, PO Box 130424, Roseville, MN 55113-0004
lm	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Jun 16 2022 20:39:00	Select Portfolio Servicing, 3217 Decker Lake Drive, Salt Lake City, UT 84119-3284
517462262	Email/Text: ally@ebn.phinsolutions.com	Jun 16 2022 20:38:00	Ally Capital, PO Box 130424, Roseville MN 55113-0004
519260247	+ Email/PDF: acg.acg.ebn@aisinfo.com	Jun 16 2022 20:44:30	Ally Capital, AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
517435767	Email/Text: ally@ebn.phinsolutions.com	Jun 16 2022 20:38:00	Ally Financial, Attn: Bankruptcy, PO Box 380901, Bloomington, MN 55438-0901
517435768	Email/Text: ally@ebn.phinsolutions.com	Jun 16 2022 20:38:00	Ally Financial, PO Box 380902, Bloomington, MN 55438-0902
517435769	Email/Text: ally@ebn.phinsolutions.com	Jun 16 2022 20:38:00	Ally Financial, 200 Renaissance Ctr, Detroit, MI 48243-1300
517435771	Email/PDF: bncnotices@becket-lee.com	Jun 16 2022 20:44:17	Amex, PO Box 297871, Fort Lauderdale, FL 33329-7871
517435770	Email/PDF: bncnotices@becket-lee.com	Jun 16 2022 20:44:32	Amex, Correspondence, PO Box 981540, El Paso, TX 79998-1540
517435772	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:19	At&T Universal Citi Card, PO Box 6500, Sioux Falls, SD 57117-6500
517435773	Email/Text: creditcardbkcorrespondence@bofa.com		

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		Jun 16 2022 20:38:00	Bank of America, NC4-105-03-14, PO Box 26012, Greensboro, NC 27420-6012
517435775	Email/Text: BarclaysBankDelaware@tsico.com	Jun 16 2022 20:38:00	Barclays Bank Delaware, PO Box 8803, Wilmington, DE 19899-8803
517435774	Email/Text: BarclaysBankDelaware@tsico.com	Jun 16 2022 20:38:00	Barclays Bank Delaware, 100 S West St, Wilmington, DE 19801-5015
517435776	Email/Text: creditcardbkcorrespondence@bofa.com	Jun 16 2022 20:38:00	Bk of Amer, PO Box 982238, El Paso, TX 79998-2238
517435778	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 16 2022 20:44:13	Capital One, 15000 Capital One Dr, Richmond, VA 23238-1119
517435777	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jun 16 2022 20:44:13	Capital One, Attn: General Correspondence/Bankruptcy, PO Box 30285, Salt Lake City, UT 84130-0285
517573550	Email/PDF: bncnotices@becket-lee.com	Jun 16 2022 20:44:32	Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
517435779	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:43:58	Citi, PO Box 6190, Sioux Falls, SD 57117-6190
517435781	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 16 2022 20:39:00	Comenity Bank/Express, Attn: Bankruptcy, PO Box 182125, Columbus, OH 43218-2125
517435780	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 16 2022 20:39:00	Comenity Bank/Express, PO Box 182789, Columbus, OH 43218-2789
517435782	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 16 2022 20:39:00	Comenity Bank/Mandees, PO Box 182125, Columbus, OH 43218-2125
517435783	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:19	Costco Go Anywhere Citicard, Centralized Bk/Citicorp Credit Card Srvs, PO Box 790040, Saint Louis, MO 63179-0040
517435784	+ Email/Text: BKPT@cfna.com	Jun 16 2022 20:38:00	Credit First N A, 6275 Eastland Rd, Brook Park, OH 44142-1399
517560557	Email/Text: BKPT@cfna.com	Jun 16 2022 20:38:00	Credit First NA, PO Box 818011, Cleveland, OH 44181-8011
517435785	Email/Text: BKPT@cfna.com	Jun 16 2022 20:38:00	Credit First National Assoc, Attn: BK Credit Operations, PO Box 81315, Cleveland, OH 44181-0315
517435786	Email/PDF: creditonebknotifications@resurgent.com	Jun 16 2022 20:44:15	Credit One Bank NA, PO Box 98873, Las Vegas, NV 89193-8873
517435787	Email/PDF: creditonebknotifications@resurgent.com	Jun 16 2022 20:44:30	Credit One Bank NA, PO Box 98875, Las Vegas, NV 89193-8875
517549828	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:19	Department Stores National Bank, Citibank, N.A., 701 East 60th Street North, Sioux Falls, SD 57117
517435790	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:00	Dsnb Macys, PO Box 8218, Mason, OH 45040-8218
517435820	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:33	Visa Dept Store National Bank/Macy's, Attn: Bankruptcy, PO Box 8053, Mason, OH 45040-8053
517984283	Email/Text: bnc-quantum@quantum3group.com	Jun 16 2022 20:39:00	Department Stores National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657
517435788	Email/PDF: pa_dc_ed@navient.com	Jun 16 2022 20:44:30	Dept of Ed/Navient, PO Box 9635, Wilkes Barre, PA 18773-9635
517435789	Email/PDF: pa_dc_ed@navient.com	Jun 16 2022 20:43:52	Dept of Ed/Navient, Attn: Claims Dept, PO Box 9635, Wilkes Barre, PA 18773-9635
517435792	Email/Text: sbse.cio.bnc.mail@irs.gov	Jun 16 2022 20:38:00	Internal Revenue Service, PO Box 7346, Special Procedures Branch, Bky Sec., Philadelphia, PA 19101-7346

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517435794	Email/Text: PBNCNotifications@peritussservices.com	Jun 16 2022 20:38:00	Kohls/Capital One, Kohls Credit, PO Box 3043, Milwaukee, WI 53201-3043
517435795	+ Email/Text: PBNCNotifications@peritussservices.com	Jun 16 2022 20:38:00	Kohls/capone, N56 W 17000 Ridgewood Dr, Menomonee Falls, WI 53051-7096
517585658	Email/PDF: resurgentbknotifications@resurgent.com	Jun 16 2022 20:44:18	LVNV Funding, LLC its successors and assigns as, assignee of MHC Receivables, LLC and, FNBM, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517585660	Email/PDF: resurgentbknotifications@resurgent.com	Jun 16 2022 20:43:57	LVNV Funding, LLC its successors and assigns as, assignee of Citibank, N.A., Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
517583539	+ Email/Text: bankruptcydpt@mcmcg.com	Jun 16 2022 20:39:00	MIDLAND FUNDING LLC, PO Box 2011, Warren, MI 48090-2011
517435796	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Jun 16 2022 20:39:00	Mandees, 401 Hackensack Ave, Hackensack, NJ 07601-6411
517585849	Email/PDF: pa_dc_ed@navient.com	Jun 16 2022 20:43:57	Navient Solutions, LLC. on behalf of, Department of Education Loan Services, PO BOX 9635, Wilkes-Barre, PA 18773-9635
517547953	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jun 16 2022 20:44:17	Portfolio Recovery Associates, LLC, c/o Carnival, POB 41067, Norfolk VA 23541
517569118	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jun 16 2022 20:44:16	Portfolio Recovery Associates, LLC, c/o PC Richard, POB 41067, Norfolk VA 23541
517569474	Email/Text: bnc-quantum@quantum3group.com	Jun 16 2022 20:39:00	Quantum3 Group LLC as agent for, MOMA Funding LLC, PO Box 788, Kirkland, WA 98083-0788
517574322	Email/Text: bnc-quantum@quantum3group.com	Jun 16 2022 20:39:00	Quantum3 Group LLC as agent for, Comenity Bank, PO Box 788, Kirkland, WA 98083-0788
517435797	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:19	Sears/Cbna, PO Box 6283, Sioux Falls, SD 57117-6283
517435798	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Jun 16 2022 20:39:00	Select Portfolio Servicing, PO Box 65250, Salt Lake City, UT 84165-0250
517435802	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:14	Syncb/Old Navy, PO Box 965005, Orlando, FL 32896-5005
517435803	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:43:54	Syncb/Pc Richard, C/o, PO Box 965036, Orlando, FL 32896-5036
517435805	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:14	Syncb/Walmart, PO Box 965024, Orlando, FL 32896-5024
517435800	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:15	Syncb/jc Penney Dc, PO Box 965007, Orlando, FL 32896-5007
517435801	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:14	Syncb/lowes, PO Box 965005, Orlando, FL 32896-5005
517435804	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:14	Syncb/tjx Cos, PO Box 965005, Orlando, FL 32896-5005
517577785	+ Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:17	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
517437915	+ Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:14	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
517435806	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:28	Synchrony Bank/ Jc Penney, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
517435807	Email/PDF: gecsed@recoverycorp.com	Jun 16 2022 20:44:29	Synchrony Bank/ Old Navy, Attn: Bankruptcy, PO

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			Box 965060, Orlando, FL 32896-5060
517435808	Email/PDF: gecsedl@recoverycorp.com	Jun 16 2022 20:44:14	Synchrony Bank/Lowes, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
517435809	Email/PDF: gecsedl@recoverycorp.com	Jun 16 2022 20:44:14	Synchrony Bank/Pc Richards & Sons, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
517435810	Email/PDF: gecsedl@recoverycorp.com	Jun 16 2022 20:43:54	Synchrony Bank/Tjx, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
517435811	Email/PDF: gecsedl@recoverycorp.com	Jun 16 2022 20:43:48	Synchrony Bank/Walmart, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
517435816	Email/Text: TFS_Agency_Bankruptcy@toyota.com	Jun 16 2022 20:38:00	Toyota Motor Credit Co, Toyota Financial Services, PO Box 8026, Cedar Rapids, IA 52408-8026
517435812	Email/Text: bncmail@w-legal.com	Jun 16 2022 20:38:00	Target, C/O Financial & Retail Svcs Mailstopn BT, PO Box 9475, Minneapolis, MN 55440-9475
517435813	Email/Text: bncmail@w-legal.com	Jun 16 2022 20:38:00	Target Nb, PO Box 673, Minneapolis, MN 55440-0673
517435814	+ Email/Text: bankruptcy@td.com	Jun 16 2022 20:39:00	Td Bank N.A., 1100 Lake St, Ramsey, NJ 07446-1275
517435815	Email/Text: TFS_Agency_Bankruptcy@toyota.com	Jun 16 2022 20:38:00	Toyota Motor Credit, PO Box 9786, Cedar Rapids, IA 52409-0004
517525985	+ Email/Text: ToyotaBKNotices@nationalbankruptcy.com	Jun 16 2022 20:38:00	Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013
517435817	Email/PDF: Citi.BNC.Correspondence@citi.com	Jun 16 2022 20:44:33	Unvl/citi, PO Box 6241, Sioux Falls, SD 57117-6241
517435818	Email/Text: wfmelectronicbankruptcynotifications@verizonwireless.com	Jun 16 2022 20:38:00	Verizon, 500 Technology Dr, Weldon Spring, MO 63304-2225
517570223	+ Email/PDF: ebn_ais@aisinfo.com	Jun 16 2022 20:43:54	Verizon, by American InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
517435819	+ Email/Text: wfmelectronicbankruptcynotifications@verizonwireless.com	Jun 16 2022 20:38:00	Verizon, Verizon Wireless Bankruptcy Administrati, 500 Tecnolgy Dr Ste 500, Weldon Springs, MO 63304-2225

TOTAL: 73

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
517588818	*	Select Portfolio Servicing, Inc., P.O. Box 65250, Salt Lake City, UT 84165-0250
517435793	##	KML Law Group, PC, 216 Haddon Ave Ste 406, Westmont, NJ 08108-2812

TOTAL: 0 Undeliverable, 1 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

District/off: 0312-3

User: admin

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Date: Jun 18, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 15, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Daniel E. Straffi	on behalf of Debtor Thomas Sabo bktrustee@straffilaw.com G25938@notify.cincompass.com;bktrustee@straffilaw.com
Denise E. Carlon	on behalf of Loss Mitigation Select Portfolio Servicing dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor U.S. Bank National Association as Trustee, et al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Denise E. Carlon	on behalf of Creditor U.S. Bank National Association as Trustee, for Structured Asset Mortgage Investments II Inc., Prime Mortgage Trust, Certificates, Series 2005-4 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Rebecca Ann Solarz	on behalf of Creditor U.S. Bank National Association as Trustee, et al... rsolarz@kmlawgroup.com
Regina Cohen	on behalf of Creditor Ally Capital rcohen@lavin-law.com mmalone@lavin-law.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 9